

THE ENCLAVE ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
JANUARY 15, 2019

I. Call to Order

Mr. Blumenthal called the meeting to order at 1:30 PM MST. Attendees from the Enclave Board of Directors were Mel Blumenthal, Lonnie Klein, Glen Fisher, Rhonda Weybright, and Larry Garon. Snowmass Lodging by Wyndham representatives were Michael George (General Manager) and Paul Parkerson (Enclave Property Manager). Also in attendance was Jim Gustafson from Z-Group Architects. All attendees participated via conference call.

II. Reading and Approval of Minutes

No minutes from prior meetings were discussed, amended, or approved.

III. Report of the Officers

A. New Business

Enclave Renovation/Redevelopment Plans

The board reviewed at length the estimated costs anticipated to be incurred in 2019 in order to obtain Final Approval from the Town of Snowmass Village for the development/redevelopment application. This application must be submitted prior to Jan. 2, 2020. The cost estimates discussed were:

1. \$127,000 to Z-Group Architects for architectural and basic engineering services through preparation of 25% of the construction documents as well as for their services in obtaining the Final Approval from TOSV.
2. \$ 15,000 Civil engineering
3. \$ 12,000 Kaufman Construction for owners representative services in identifying and engaging a General Contractor for pre-construction services, including preliminary pricing, assisting Z-Group and our attorney, Mike Hoffman, in obtaining Final Approval, and identifying

and negotiating a development agreement with a developer for the new residential units and related infrastructure

4. \$ 5,000 General Contractor preparation of preliminary cost estimate
5. \$ 24,000 Mike Hoffman, legal fees
6. \$ 30,000 TOSV Final Application and processing fees

The total amount of the proposed cost estimates is \$213,000.

The Board can elect to cancel the listed expenditures at any time subject to paying any applicable costs accrued up to the date of cancelation.

Mr. Garon proposed that the money for these proposed expenditures be borrowed from the Enclave HOA Reserve Fund. The money to be borrowed would be reimbursed via a three-year Special Assessment, which would commence at the start of the 2020/2021 fiscal year. Mrs. Weybright seconded the motion, and the motion was passed unanimously.

Adjournment – Mr. Fisher made a motion to adjourn, and Mr. Blumenthal seconded. The meeting was adjourned at 3:00 PM MST.

Respectfully,



Mel Blumenthal, President
The Enclave Association, Inc.